

DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS, PAMLICO POINT MANAGEMENT, LLC, a Florida limited liability company, hereinafter referred to as "Owner," is the owner of the real property within the city limits of Venice, Florida, known and identified as "**VICENZA PHASE 2**," on the following described real property, hereinafter referred to as the "Property":

TRACT 700, OF VICENZA PHASE 1, AS PER PLAT THEREOF RECORDED IN OFFICIAL RECORDS PLAT BOOK 53, PAGE 239, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

WHEREAS, NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company, hereinafter referred to as "Developer," is developing the Property and desires to have its plat/site plan approved and to have the City of Venice undertake certain responsibilities with respect to said development.

WHEREAS, the Developer and City have agreed that certain roads and drainage facilities shall remain privately owned, operated and maintained, at no expense to the City of Venice, after completion of construction.

WHEREAS, the **VICENZA NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not for profit corporation, hereinafter referred to as "Association," is the legal entity designated by Developer to serve as the perpetual maintenance entity to privately own, operate and maintain the private roads and drainage facilities pursuant to the Declaration of Covenants, Conditions and Restrictions for Vicenza.

NOW THEREFORE, the Association agrees that upon completion of the construction of the private roads and drainage facilities by Developer, the Association shall maintain and repair to applicable City specifications those private roads and drainage facilities located on the Property, the legal description of which is set forth above, and as further evidenced by Exhibit "A," attached hereto and incorporated herein.

This Agreement shall run with the land described above and shall insure to the benefit of and shall be binding upon the parties hereto, their successors and assigns.

Made and executed this 23 day of June, 2021.

IN WITNESS WHEREOF, the Owner, Developer and Association have caused these presents to be executed in their names, and their corporate seals to be hereunto affixed, by their proper officers thereunto duly authorized, the date and year first written above.

(SIGNATURE PAGES TO FOLLOW)

OWNER:

Signature

Printed Name Veronica McGuire

Signature

Printed Name Michele Zink

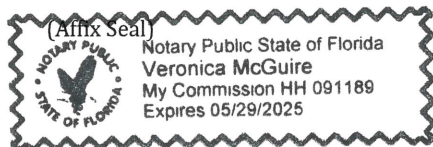
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 23 day of JUNE, 2021, by James R. Schier, as Manager of Pamlico Point Management, LLC, a Florida limited liability company, on behalf of the Company, (☐) who is personally known to me, or (☐) who has produced _____ as identification.

PAMLICO POINT MANAGEMENT, LLC, a Florida
limited liability company

By:

James R. Schier, its Manager



Signature of Notary Public

Print Notary Name: Veronica McGuire

NOTARY PUBLIC STATE OF FLORIDA

Commission No. _____

Expiration Date: _____

DEVELOPER:

Witness

Print Name of Witness Veronica McGuire

Witness

Michele Zink

Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 23 day of JUNE, 2021, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company, (☒) who is personally known to me, or (☐) who has produced _____ as identification.

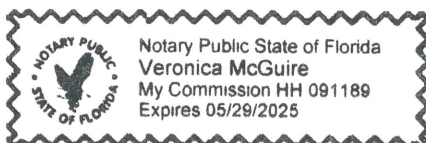
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a
Florida limited liability company,

By: NCDG Management, LLC, a Florida limited liability
company, its Manager

By:

Name: James R. Schier
Its: Manager

(Affix Seal)



Signature of Notary Public

Print Notary Name: Veronica McGuire

NOTARY PUBLIC STATE OF FLORIDA

Commission No. _____

Expiration Date: _____

ASSOCIATION:

Signature

Printed Name

Signature

Printed Name

VICENZA NEIGHBORHOOD ASSOCIATION, INC., a Florida
not for profit corporation

By:

James R. Schier, its President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (___) online notarization
this 23 day of June, 2021, by James R. Schier, as President of Vicenza Neighborhood Association, Inc., a Florida
not for profit corporation, on behalf of the Corporation, (☒) who is personally known to me, or (___) who has
produced _____ as identification.

(Affix Seal)

Signature of Notary Public

Print Notary Name: Veronica McGuire

NOTARY PUBLIC STATE OF FLORIDA

Commission No. _____

Expiration Date: _____



Exhibit A

